

PROPERTY DETAILS

RETAIL / OFFICE
FREEHOLD FOR SALE

Location: FARNHAM / SURREY

Property: 85 West Street, GU9 7EN

Size: 1,739 Sq Ft (161.53 Sq M)



- Close to town centre
- Prominent roadside position
- Entire building for sale
- Suitable for conversion
- Extension possible STP

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Location

Mixed use character location in the conservation area of the Historic market town of Farnham.

A31 Trunk Road: 0.5 miles

Farnham Mainline Train Station: 0.6 miles

Viewing

Strictly by appointment through sole agents Contact Oscar Traynor.

01252 794144

ot@traynorryan.co.uk

Description

Grade II listed end terrace 3 storey building with potential for conversion / extension with consents and a cellar.

There is a small courtyard and the first and second floors are currently vacant offices.

Costs

Each party to bear their own costs.

Floor Areas

The property has been measured in accordance with IPMS Second edition and has a floor area totalling 1,739 sq ft .

Floor	Sq m	Sq Ft
2	32.15	346
1	32.15	346
Ground Lobby	8.40	90
Ground Shop	54.77	590
Cellar	34.06	367
TOTAL	161.53	1,739



Price

£395,000 Exclusive

Business Rates

No business rates are payable by small businesses.

85, West Street, Farnham, Surrey, GU9 7EN (Ground floor) Rateable value **£8,300**

1 St Flr 85, West Street, Farnham, Surrey, GU9 7EN Rateable value **£4,550**

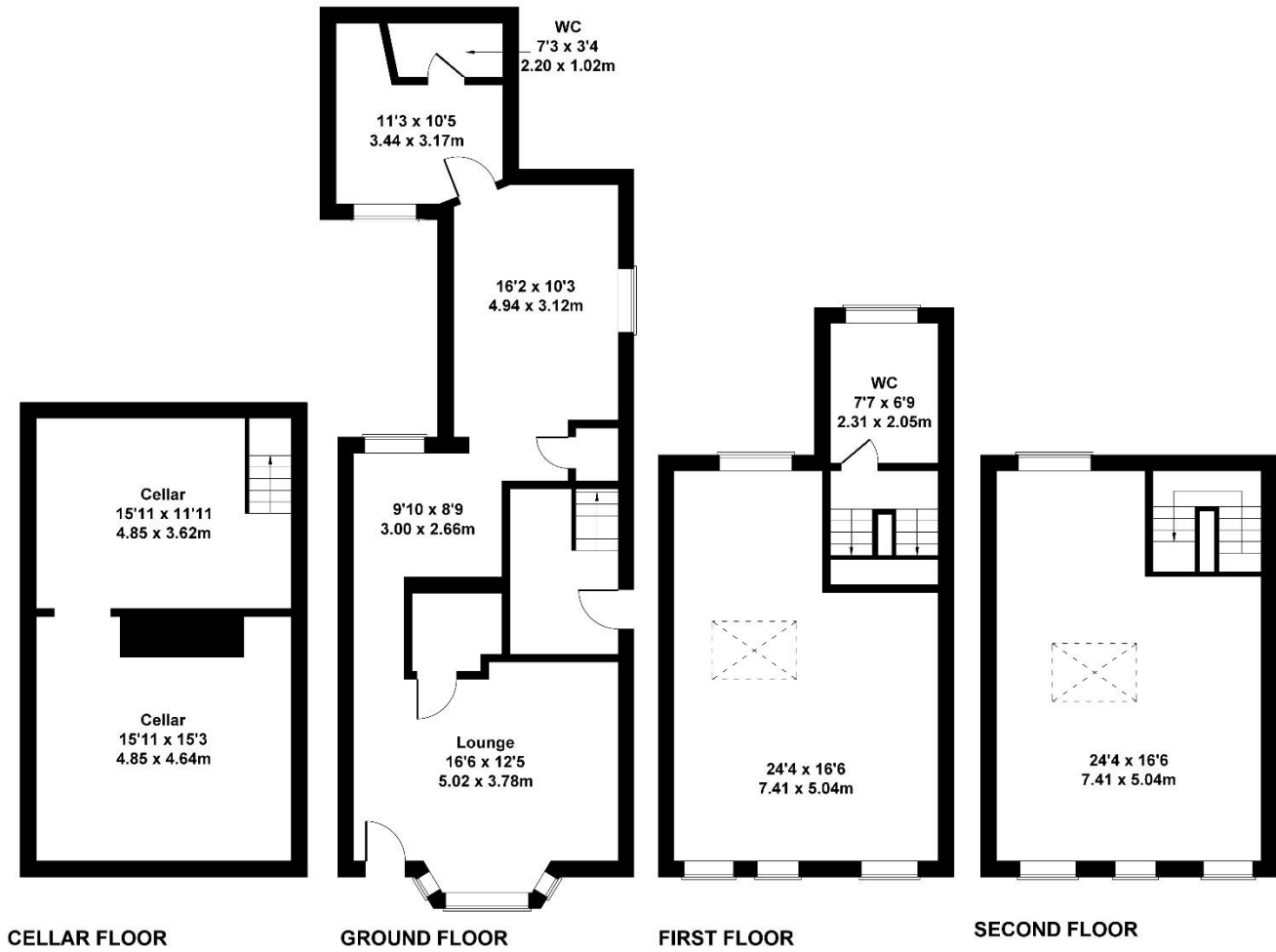
2 Nd Flr 85, West Street, Farnham, Surrey, GU9 7EN Rateable Value **£3,100**



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Approximate Gross Internal Area
2012 sq ft - 187 sq m



Not to Scale. Produced by The Plan Portal 2023
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